

Applicant's Submission

To whom it may concern;

Our basis for applying for a Land Use Redesignation is as follows.

- We are looking to increase the density on the lot to provide a more affordable housing option for this area. This is a very popular area in the city which has seen an abundance of redevelopment. A large majority of that redevelopment to date is in the form of single family and semi-detached homes which usually comes with a large price tag and is unattainable for many.
- The increase in density would be in line with other new development applications in the neighborhood which have been approved.
- For a lot of people Single Family and Semi-Detached properties are simply out of reach due to cost. Bringing in a development that maintains the quality of building that is seen throughout the neighborhood at a lower price point would be beneficial for the community.
- We believe this location would be great for higher density as it is in close proximity to a school. As such a development like this would be attractive to young families which would likely stay in the community for years to come.
- The location of this property is in a quiet area at 19th Street and 40th Avenue. There is ample access to this property and the increase in density would not negatively affect the traffic or parking.
- The initial comments we have received have been in regards to property value and parking concerns. Having higher density is not always a negative to property values as it encourages people to move into an area and stay. This generally leads to people buying into larger homes as they get older as they can afford larger properties. Having these long time owners helps to create a sense of community and belonging which over time increase the appeal to an area. It also brings in more tax dollars to maintain adequate services throughout the city. In regards to parking we propose to provide on site parking for all units. This will limit the need for residents to park on the street.

Thank you for taking the time to review this application.

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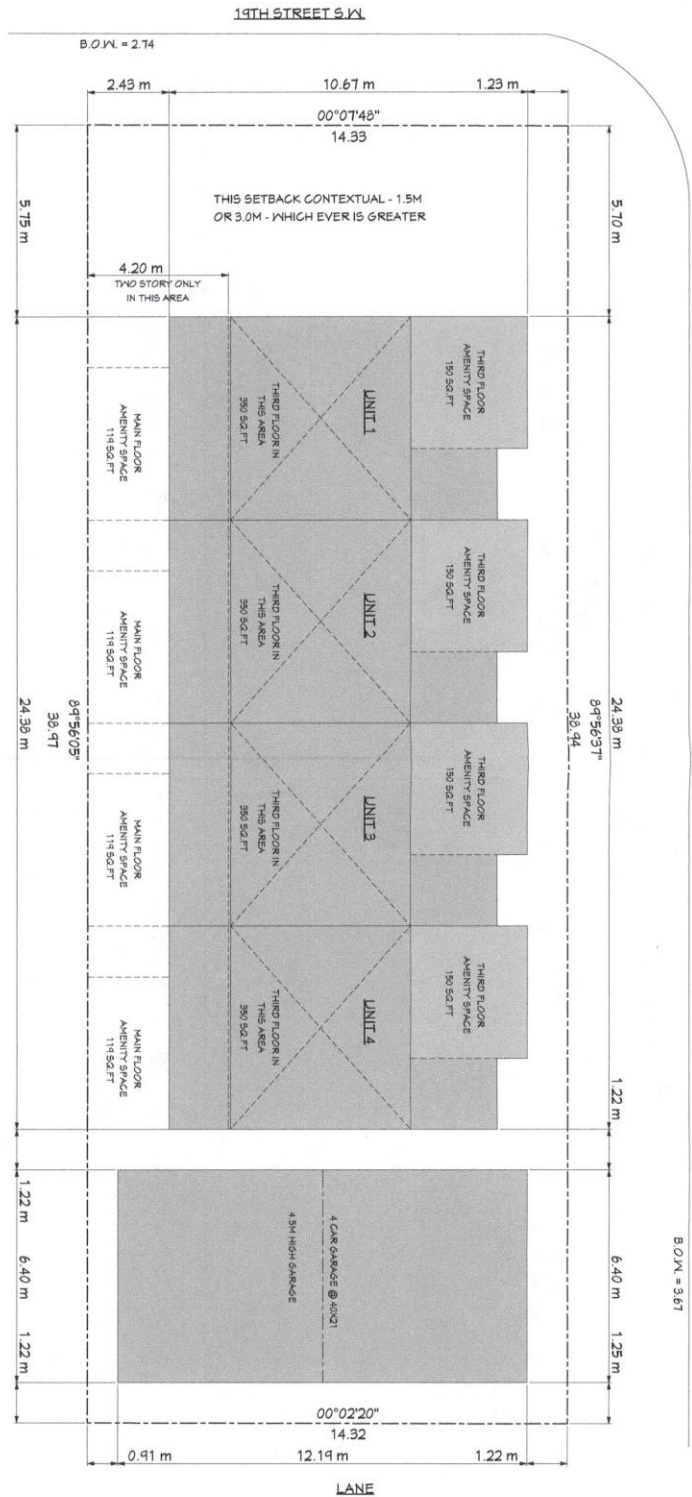
1 A1 SITE PLAN SCALE = 1:150

UNITS = 2716 SQ. FT. (252.32 SQ. M.)
TOTAL COVERAGE = 3956 SQ. FT. (365.36 SQ. M.)
= 54.2%

UPH @ 4 UNITS = 66.61 UPH
GFA = 2716 SQ. FT. (252.32 SQ. M.)
FAR = 0.45

4 UNITS @ 679 SQ. FT. MAIN FLOOR
@ 679 SQ. FT. SECOND FLOOR
@ 360 SQ. FT. THIRD FLOOR
THESE NUMBERS ARE APPROXIMATE AND
MAY CHANGE BASED ON FINAL DESIGN

264 SQ. FT. (24.49 SQ. M.) AVENITY SPACE
EACH UNIT



2 A1 CROSS SECTION SCALE = 1:150

